

CITY COUNCIL  
ATLANTA, GEORGIA

03-0-0935

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-03-35  
DATE FILED: 5-14-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **690 Paines Avenue, N.W.** be changed from the **I-1 (Light Industrial)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **112** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 30840 Pg 476

Juanita Hicks

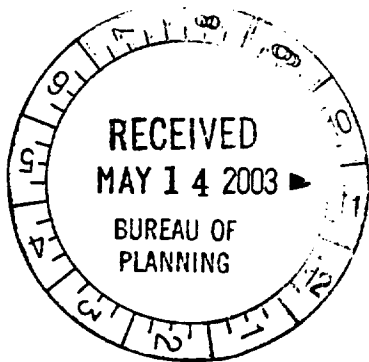
Clerk of Superior Court

Fulton County, Georgia

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 112, 14<sup>th</sup> District, Second Section of Fulton County, Georgia and being more particularly identified as follows;

BEGINNING at a point located at the intersection of the southerly side of Wheeler Street, a 60 foot right-of-way, with the easterly side of Oliver Street, a 40 foot right-of-way, and thence running along the southerly side of Wheeler Street, South 87 degrees 10 minutes 48 seconds East 264.42 feet to a point located at the intersection of the southerly side of Wheeler Street with the westerly side of Paines Avenue, a 40 foot right-of-way; running thence along the westerly side of Paines Avenue South 02 degrees 28 minutes 41 seconds West 255.87 feet to a point; running thence North 87 degrees 15 minutes 32 seconds West 44.00 feet to a point; running thence South 02 degrees 28 minutes 41 seconds West 64.00 feet to a point located on the northerly side of Bankhead Avenue, a 60 foot right-of-way; running thence along the northerly side of Bankhead Avenue North 87 degrees 15 minutes 32 seconds West 91.43 feet to a point; thence running North 02 degrees 33 minutes 40 seconds East 114.15 to a point; thence running North 87 degrees 15 minutes 32 seconds West 129.00 feet to a point located on the easterly side of Oliver Street; running thence along the easterly side of Oliver Street North 02 degrees 26 minutes 04 seconds East 206.09 feet to the POINT OF BEGINNING; being 1.54 acres more or less of improved real property as more particularly shown on the Plat of Survey for Five Point Acquisition, LLC by Gaskins Surveying Co. dated as of January 10, 2001, which Plat of Survey is hereby incorporated by reference.



Z-03-35